027.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,200 / 984,200
					USE VALUE:	984,200 / 984,200
					ASSESSED:	984,200 / 984,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97	-99	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEARY MARIA & JAMES P & DANIEL
Owner 2:	TRS 2013 MARIA LEARY FAM TRUST
Owner 3:	
Street 1:	97-99 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	D ANGELO LUIGI/JOANNE -
Owner 2:	TRS/97-99 GRAFTON ST TRUST -
Street 1:	37 LOCKLAND RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2494 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	524,500	4,900	454,800	984,200
Total Card	0.114	524,500	4,900	454,800	984,200
Total Parcel	0.114	524,500	4,900	454,800	984,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.57 | /Parcel: 394.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18545

GIS Ref

GIS Ref

Insp Date 07/29/17

!2256!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	524,800	4900	4,950.	454,800	984,500	984,500	Year End Roll	12/18/2019
2019	104	FV	392,000	4900	4,950.	483,200	880,100	880,100	Year End Roll	1/3/2019
2018	104	FV	392,000	4900	4,950.	352,500	749,400	749,400	Year End Roll	12/20/2017
2017	104	FV	367,600	4900	4,950.	307,000	679,500	679,500	Year End Roll	1/3/2017
2016	104	FV	367,600	4900	4,950.	261,500	634,000	634,000	Year End	1/4/2016
2015	104	FV	327,300	4900	4,950.	255,800	588,000	588,000	Year End Roll	12/11/2014
2014	104	FV	327,300	4900	4,950.	210,300	542,500	542,500	Year End Roll	12/16/2013
2013	104	FV	340,700	4900	4,950.	200,100	545,700	545,700		12/13/2012

PRINT

Date	Time
12/10/20	17:42:39

LAST REV

Date	Time
06/14/18	17:25:18
danam	
2256	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ANGELO LUIGI/	61971-375		6/7/2013	Convenience	1	No	No		
LEARY MARIA,	61917-394		6/7/2013	Convenience	1	No	No		
D ANGELO LUIGI/	44264-140		12/9/2004	Family	1	No	No		
	10970-301		11/1/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2018	675	Porch	7,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
4/7/2000	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08424318
Const Adj.:	0.97757620
Adj $ / SQ:	180.188
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644338
Depreciation:	119847
Depreciated Total:	524491

COMMENTS

NO INSP FFL APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

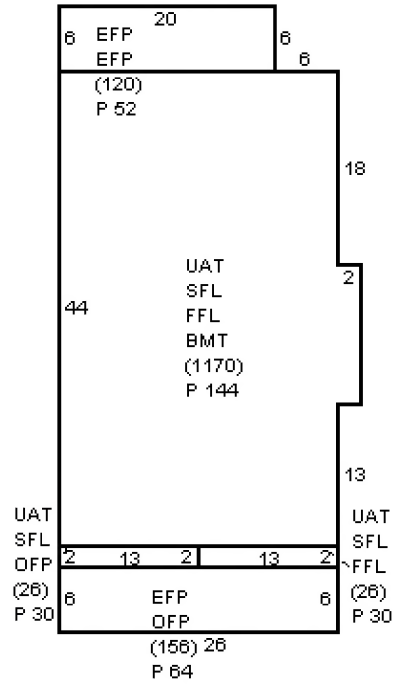
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,222	180.190	220,190
FFL	First Floor	1,196	180.190	215,505
BMT	Basement	1,170	54.060	63,246
EFP	Enclos Porch	396	33.340	13,201
UAT	Upper Attic	306	85.590	26,148
OFP	Open Porch	182	24.990	4,549

Net Sketched Area:	4,472	Total:	542,839
Size Ad	2418	Gross Are	5388	FinArea	2494
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.19
Special Features:	0	Val/Su Net:	117.29
Final Total:	524500	Val/Su SzAd	216.91

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1913	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900